

# NOTICE OF ADMINISTRATIVE JUDGMENT

## CITY OF NEW ORLEANS CODE ENFORCEMENT AND HEARINGS BUREAU

Case Number: 18-04733-MPM

CITY OF NEW ORLEANS  
VS

Troy A. Carter

Owner(s) of  
715-717 Patterson St

Considering the record of the administrative proceeding on this case held on **Tuesday, July 31, 2018**, judgment is hereby rendered that you are liable of the violations alleged on 6/28/2018, at your property located at **715-717 Patterson St, District 5, Square 34-35, Lot B-3, Tax Bill Number 513103536**.

You are hereby notified of this Administrative Judgment that the property is determined liable in violation of the Code of the City of New Orleans in accordance with the findings below.

You are further notified that a hearing cost of \$75.00 was assessed in addition to the fine associated with each code violation.

Violation	Finding	Fine	Correction
CCNO 26-157 - 157 Sanitation	Guilty 157 Sanitation - Hazardous \ Unsanitary	\$ 500.00	Remove All Trash and Debris
CCNO 26-163 - 163 Fences and Walls	Guilty 163 Fences and Walls - In Disrepair	\$ 500.00	Repair or Replace
CCNO 26-167(b) - 167 Paint or Protective Treatment	Guilty 167 Paint or Protective Treatment - Not Protected	\$ 500.00	Apply Protective Treatment
CCNO 26-167(a) - 167 Exterior Surfaces	Guilty 167 Exterior Surfaces - Exterior Surfaces Not Maintained \ Facia \ Soffit	\$ 500.00	Maintain in good condition
CCNO 26-167(c) - 167 Siding and Masonry	Guilty 167 Siding and Masonry - Not Water Tight \ Not Weather Resistant \ Unmaintained	\$ 500.00	Maintain in good condition
CCNO 26-170 - 170 Foundation	Guilty 170 Foundation - Inadequate	\$ 500.00	Maintain in good condition
CCNO 26-172 - 172 Roofs	Guilty 172 Roofs - Defective	\$ 500.00	Maintain from deterioration
CCNO 26-172 - 172 Gutters and Downspouts	Guilty 172 Gutters and Downspouts - Defective	\$ 500.00	Maintain in good condition
CCNO 26-175 - 175 Overhang Extensions	Guilty 175 Overhang Extensions - In Disrepair	\$ 500.00	Maintain in good condition
CCNO 26-176 - 176 Decks Porches and Balconies	Guilty 176 Decks Porches and Balconies - Deteriorated \ Hazardous	\$ 500.00	Maintain from deterioration

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CCNO 26-178 - 178 Handrails and Guardrails	Guilty 178 Handrails and Guardrails - Hazardous \ In Disrepair	\$ 500.00	Maintain in good condition
CCNO 26-179 - 179 Windows	Guilty 179 Windows - Cracks/Holes \ Not Weather Tight	\$ 500.00	Maintain in good condition
CCNO 26-179 - 179 Door Frames	Guilty 179 Door Frames - Cracks/Holes \ Not Weather Tight	\$ 500.00	Maintain in good condition
CCNO 26-207 - 207 Plumbing System Hazard	Guilty Inadequate	\$ 500.00	Maintain from deterioration

Based on the aforementioned violations (s) is of such a nature that the unoccupied property creates an uninhabitable and hazardous condition that threatens the public health and safety and that the property is therefore deemed a public nuisance, pursuant to Sections 26-236 and 26-237 of the Code of the city of New Orleans

We submit to you that blight is not only the physical deterioration of the property but also the negative impact on the community the eyesore in the community

You are hereby ordered to abate all of the aforementioned violation(s) in the manner provided herein within thirty (30) days of the mailing of this order.

IT IS ORDERED you are commanded to correct the above violations and remit \$ 7,075.00 within thirty (30) days of the mailing of this judgment.

You are hereby notified that each day a violation continues after the ordered abatement period concludes shall be deemed a separate offense, subjecting you to an additional penalty of 500.00 per day, for each day the aforementioned violation(s) continue. The daily penalties shall begin accruing the day after the abatement period expires and will continue accruing daily, per violation, for one year, or until the violations are corrected, whichever occurs first. A violation is not deemed to be corrected until you submit proof of compliance with the ordered abatement measure as provided herein to the appropriate enforcement agency.

Proof of compliance must be submitted with your payment. Payment must be sent by money order or cashier's check made payable to the City of New Orleans at the following address:

City of New Orleans  
Code Enforcement and Hearings Bureau  
1340 Poydras Street, Suite 1100  
New Orleans, LA 70112

Failure to remit \$ 7,075.00 within thirty (30) days and present proof of compliance will result in this Notice of Administrative Judgment being recorded against the property, which results in a recordation fee of \$130.00 for a total payment of \$ 7,205.00 which shall constitute a lien and privilege, and subject you to further enforcement action.

The lien and privilege shall secure all fines, fees, costs and penalties that are assessed herein. A failure to pay any lien and privilege in furtherance of this judgment may result in the sale of your property at a public auction to pay for the outstanding lien or privilege.

If you fail to comply with all of the ordered abatement measures or corrections within the time-frame ordered by the hearing officer, the City may petition for enforcement of the ordered abatement measures in Municipal Court, which may result in punishment by imprisonment. The City is also authorized to contract or to perform any abatement measure(s) ordered, any costs of which will constitute an additional lien on your property.

You have the right to appeal this decision by filing a petition with the Civil District Court for the Parish of Orleans within thirty (30) days of the mailing of this Notice of Administrative Judgment in accordance with the Code of the City of New Orleans Ch. 6 Sec. 41 and La. R.S. 13:2575(H). Notice of appeal under this subsection shall not stay the enforcement and collection of the judgment unless the person who files the appeal furnishes security prior to filing notice of appeal.



IT IS FURTHER ORDERED security is fixed at \$ 7,075.00. Payment of which must be remitted in the Office Of Code Enforcement on behalf of the department of finance prior to filing suit in Civil District Court to stay further action by Code Enforcement.

Judgment rendered 7/31/2018  
Judgment signed 7/31/2018



Karen Longon  
Administrative Hearing Officer  
Case Number: 18-04733-MPM